

SCOTTISH BORDERS COUNCIL

**APPLICATION TO BE DETERMINED UNDER POWERS DELEGATED TO
CHIEF PLANNING OFFICER**

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 18/01381/FUL

APPLICANT : Mrs Zubarain Nisa

AGENT : Aitken Turnbull Architects Ltd

DEVELOPMENT : Change of use of part of hotel and alterations to form dwellinghouse

LOCATION: The Buccleuch
1 Trinity Street
Hawick
Scottish Borders
TD9 9NR

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
	Location Plan	Approved
	Existing Elevations	Approved
BASEMENT	Existing Plans	Approved
GROUND	Existing Plans	Approved
FIRST	Existing Plans	Approved
ATTIC	Existing Plans	Approved
BASEMENT	Proposed Plans	Approved
GROUND	Proposed Plans	Approved
FIRST	Proposed Plans	Approved
ATTIC	Proposed Elevations	Approved

NUMBER OF REPRESENTATIONS: 0

SUMMARY OF REPRESENTATIONS:

No representations.

Roads Planning Section: does not object.

Community Council and Education and Lifelong Learning have been consulted but have not responded to the public consultation.

PLANNING CONSIDERATIONS AND POLICIES:

Scottish Borders Council Local Development Plan 2016:

Policy PMD1: Sustainability
Policy PMD2: Quality Standards
Policy PMD5: Infill Development
Policy ED3: Town Centres and Shopping Development

Policy HD3: Residential Amenity
Policy IS1: Public Infrastructure and Local Service Provision
Policy IS2: Developer Contributions
Policy IS7: Parking Provision and Standards

Householder Developments SPG (2006)
Waste Management SPG (2015)

Recommendation by - Stuart Herkes (Planning Officer) on 15th March 2019

This application proposes a change of use of part of an existing hotel (restaurant and function room) in Hawick's Town Centre, to use as a dwellinghouse. The building is not Listed, and there are no proposed external alterations. Given that the property appears to be vacant at present, and given the close proximity to Hawick's High Street and environs, I am content that there would be no unacceptable loss of any community facility in this case, given the close proximity of equivalent facilities.

Roads have no objections, and I note on-street parking to the front. The existing front elevation sign should be removed, to ensure the property has a domestic character. There are no details of bin storage, but it is reasonable that the hotel has existing arrangements. However, both matters are reasonably regulated under planning condition.

I note the adjacent vacant hotel building. There is the potential for conflict between any future public bar operation and the proposed dwellinghouse but, given the vacancy of the hotel, it is for any prospective operator to account for this consent prior to considering recommencing the use.

I have considered this proposal against the provisions of the statutory development plan as noted above, and against planning policy guidance noted above. I have also taken account of the site's previous planning history. I am satisfied that the development is acceptable.

Given that this is a single proposed house and given that there are currently no contributions being sought relative to Hawick's schools, there is no requirement for any development contributions in this case.

REASON FOR DECISION :

The development will accord with the relevant provisions of the Local Development Plan 2016 and there are no material considerations that would justify a departure from these provisions.

Recommendation: Approved subject to conditions

- 1 The external existing hotel signage shall be removed from the front elevation in advance of the site being occupied as a dwellinghouse for the first time.
Reason: To ensure that the dwellinghouse has an appearance that is appropriate and sympathetic to its residential use.
- 2 The dwellinghouse hereby consented shall not be occupied for the first time until a scheme of details describing the management and storage of waste management facilities at the site has first been submitted to, and approved in writing by, the Planning Authority. Thereafter, bin storage shall take place in accordance with the approved details.
Reason: In order to give full consideration to those details yet to be submitted, in the interest of road safety and amenity, by ensuring adequate provision for domestic waste management.

“Photographs taken in connection with the determination of the application and any other associated documentation form part of the Report of Handling”.